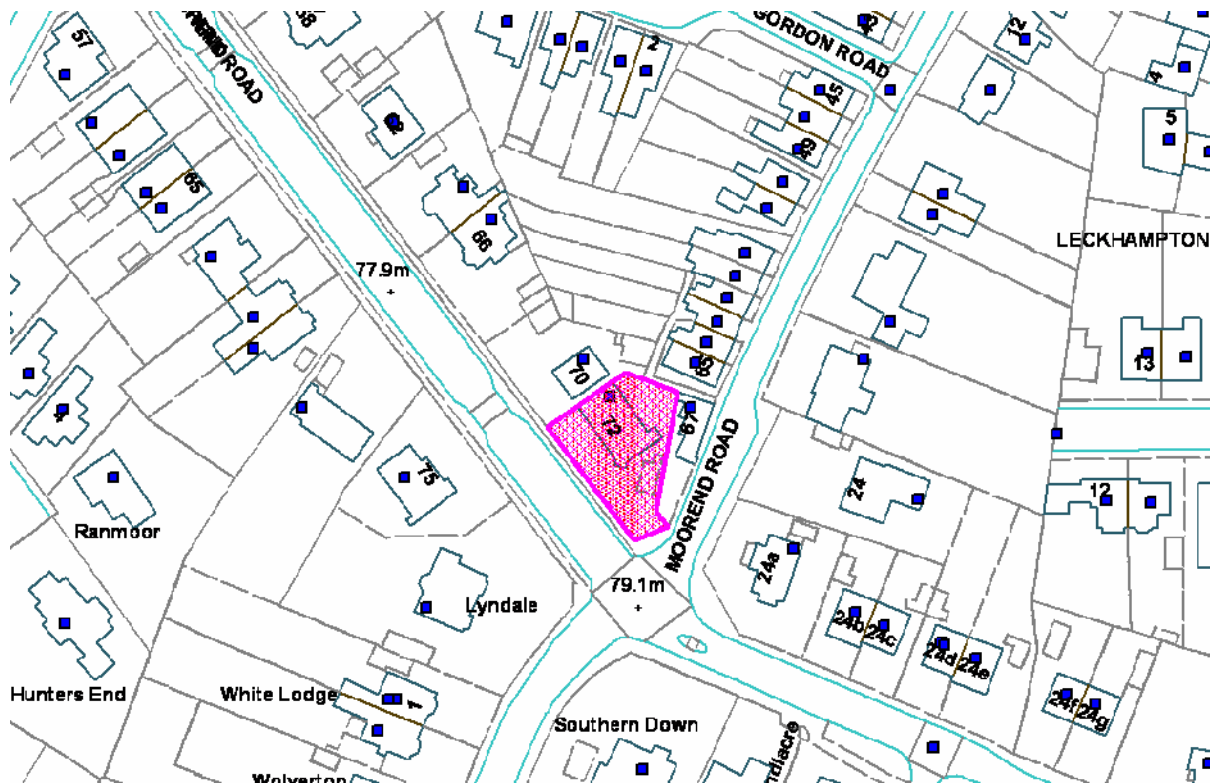


APPLICATION NO: 14/01522/FUL		OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 23rd August 2014		DATE OF EXPIRY: 18th October 2014
WARD: Leckhampton		PARISH:
APPLICANT:	Mr Steve Williams	
AGENT:	Plot Design Solutions	
LOCATION:	72 Moorend Park Road, Cheltenham	
PROPOSAL:	Loft conversion including dormers to front and rear roof slopes and rooflights to rear and side elevations	

RECOMMENDATION: Refuse



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is a detached bungalow on the east side of Moorend Park Road, at the junction with Moorend Road. The eastern boundary of the site forms the boundary with the Leckhampton Character Area of the Central Conservation Area; the site is therefore just outside of the conservation area. The bungalow is rendered under a tiled roof and is a well-proportioned, attractive building located in a prominent location.
- 1.2 This application proposes 2 no. dormer windows, one on the front roof slope and one on the rear roof slope. The dormer on the rear would be 2m wide with rendered elevations and a hipped roof. The casement window within this dormer would be obscure glazed and fixed shut. The dormer on the front elevation is 2.2m wide with a hipped roof with large eaves. The face of this would be fully glazed with full height doors which are inset into the roof to provide a balcony area. The rear dormer accommodates a staircase to the roof space which would be utilised as an ensuite bedroom.
- 1.3 This is a revised application. The previous application (which was withdrawn following officer concern) was for a front dormer which was 0.5m wider, had a gabled roof form and was set further forward on the roof slope. The rear dormer was the same design, although it has now been confirmed that this would be obscure glazed.
- 1.4 This application is before committee at the request of Cllr Chard due to the existing variety in the street scene.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Landfill Sites boundary
Smoke Control Order

Relevant Planning History:

02/00643/FUL 28th June 2002 PER

Loft conversion, necessitating alterations to roof (installation of two dormers to front roof slope)

73/00439/PF 22nd November 1973 PER

Erection of Interwoven 6'0" High Fence Around Front Boundary.

07/00663/FUL 9th July 2007 PER

Renewal of planning permission ref. 02/00643/FUL dated 27 June 2002 for a loft conversion, necessitating alterations to roof (installation of two dormers to front roof slope)

14/01086/FUL 8th August 2014 WDN

Loft conversion including dormers to front and rear roofslopes and rooflights to rear and side elevations

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 3 Sustainable environment
CP 4 Safe and sustainable living
CP 7 Design

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

Central conservation area: Leckhampton Character Area and Management Plan (July 2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Gloucestershire Centre for Environmental Records

3rd September 2014

Report is available to view on line.

Contaminated Land Officer

27th August 2014

No comment

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	3
Total comments received	3
Number of objections	0
Number of supporting	2
General comment	1

5.1 The application was publicised by way of letters to three neighbouring properties, a site notice and a notice in the Echo. Three representations have been received which relate to the following issues:

- No objections
- In keeping with the existing property

6. OFFICER COMMENTS

6.1 **Determining Issues**

They key issues in determining this application are considered to be (i) visual impact and design and (ii) impact on neighbouring properties.

6.2 **The site and its context**

As mentioned above, the site is directly adjacent to the conservation area. The area is characterised by a variety of building types. Moorend Park Road is generally typified by two storey properties which are a mixture of render and brick; however there are a small number of bungalows on this street including one of a similar style to the application site on the junction with Osprey Road. Continuing down Moorend Road (within the conservation area) the adjacent property (67) is a stone-built detached cottage, but the majority of this street is characterised by traditional terraced houses and detached villas.

6.3 Design and layout

Both dormers are similar in width; however the rear dormer would not be widely visible from the street and is of a simpler design with a narrower casement window. The dormer to the frontage is the more prominent of the two being on the front elevation, is more heavily glazed, wider and includes full height windows and a cut-away balcony. As such whether this dormer is appropriate is the main consideration of this application.

Generic design advice can be found within the NPPF. This makes it clear that whilst Local Planning Authorities should not seek to impose unsubstantiated design requirements, it is proper to reinforce local distinctiveness and the visual appearance and architecture of individual buildings are important considerations.

Local Plan policy CP7 states that development will only be permitted where it is of a high standard of architectural design. It goes on to state that extensions should avoid causing harm to the architectural integrity of the building or group of buildings.

The Council's adopted SPD: *Residential Alterations and Extensions* provides further advice on extending in to the loft space. It makes it clear that over-wide dormers can harm the appearance of the house and stand out as a visually disruptive element in the street.

The front dormer proposed here does pick up on the glazing details from the windows below, but officers are concerned about the overall size and scale of the dormer. It has been reduced from that previously proposed, but it is still 0.7m wider than the window below. Dormer windows should be a secondary feature of a building and in accordance with the normal hierarchy of buildings, should be narrower than the windows below. Having a wider feature at roof level makes this more dominant in the roof slope, thereby detracting from the proportions of the original dwelling and resulting in a feature which is overly prominent in the street scene. The full-height windows are clearly taller than those below which also adds to the sense that the dormer is excessively scaled when compared to proportions of the original building.

It is for these reasons that the proposal cannot be supported. The dormer is not compliant with this Authority's adopted design guidance and fails to comply with the requirements of local plan policy CP7.

6.4 Impact on neighbouring property

The dormer on the rear roof slope has the potential to overlook the garden of 65 Moored Road which is to the side of this property and within approx 10m of the dormer. This dormer houses the staircase and therefore the applicant has agreed that this can be obscure glazed with a fixed window. This would ensure that no adverse overlooking occurred.

6.5 Other considerations

The report from GCER gives details of protected species sighted within 250m of the site. It is not considered that the proposal has any implications for these species.

7. CONCLUSION AND RECOMMENDATION

- 7.1 It must be considered whether there are any over-riding benefits of the proposal which outweigh the harm which has been identified. In this instance the proposal would clearly be beneficial to the applicant, but there are no public-benefits which tip the balance in favour of the proposal.

- 7.2 Whilst officers are not opposed to the principle of a dormer window on the front elevation and have offered advice as to how the scheme could be amended to achieve officer support, the current proposal is overly large and will unacceptably dominate the existing roof slope. The existing bungalow is prominent within the street scene and is a building of merit; the proposal will be harmful to the building and fails to comply with the requirements of local plan policy. It is therefore recommended for refusal.

8. INFORMATIVES / REFUSAL REASONS

- 1 The proposed dormer on the front elevation, by reason of its size and design would be harmful to appearance of the dwelling. Furthermore it would result in an overly prominent feature within the streetscene which would be harmful to the appearance of the area. As such the proposal is considered to be contrary to policy CP7 (design) of the local plan, advice contained in the Residential Alterations and Extensions SPD and advice contained in the NPPF.

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the authority has suggested alternatives which would overcome the harm which has been identified, however the applicant wished to receive a determination on the current proposal.

As a consequence, the proposal cannot be considered to be sustainable development and therefore the authority had no option but to refuse planning permission.